



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

PARCEL MAP NO. 062898

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE 9-25-07	

APPLICANT Walter & Patricia Hong	OWNER Walter & Patricia Hong	REPRESENTATIVE TriTech Associates
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REQUEST:
 To create one (1) lot with four(4) detached condominium units on 0.69 acres

LOCATION/ADDRESS 17203 Franscisquito Avenue, Valinda	ZONED DISTRICT Puente		
ACCESS From the south via Francisquito Avenue	COMMUNITY Valinda		
	EXISTING ZONING R-1-7500 (Single Family Residential—7,500 Square Feet Minimum Required Lot Area)		
SIZE 0.69 gross acres/0.69 net acres	EXISTING LAND USE Single family residential	SHAPE Rectangular	TOPOGRAPHY Flat

SURROUNDING LAND USES & ZONING	
North: Single family residences—City of West Covina	East: Single family residences/R-1-7500
South: Mainly San Jose Edison Academy and South Hills Academy (schools)—City of West Covina	West: Single family residences and one duplex/R-1-7500

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles County Areawide General Plan	1 Low Density (1-6 du/ac)	4 DU	Yes

ENVIRONMENTAL STATUS
 Class 15 Categorical Exemption

DESCRIPTION OF SITE PLAN
 The tentative map and exhibit map dated March 29,2007,depict a rectangular parcel with an area of 0.69 gross acres (30,023 s.f.) that is improved with one single family residence and a garage, both to be demolished. 133 cubic yards of cut grading and 50 cubic yards of fill grading are proposed. The exhibit map depicts four detached condominium units; there is approximately 26 feet between buildings. Six guest parking spaces are proposed.

KEY ISSUES
 Improvements must be to the satisfaction of the City of West Covina and require a construction/encroachment permit from that city

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL
- No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2
- Street improvements ___ Paving ___ Curbs and Gutters _X_ Street Lights
- _X_ Street Trees ___ Inverted Shoulder ___ Sidewalks ___ Off Site Paving ___ ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _Discharge requires approval of city of West Covina.
- Park Dedication "In-Lieu Fee" \$8,531, subject to adjustment on July 1, 2007.

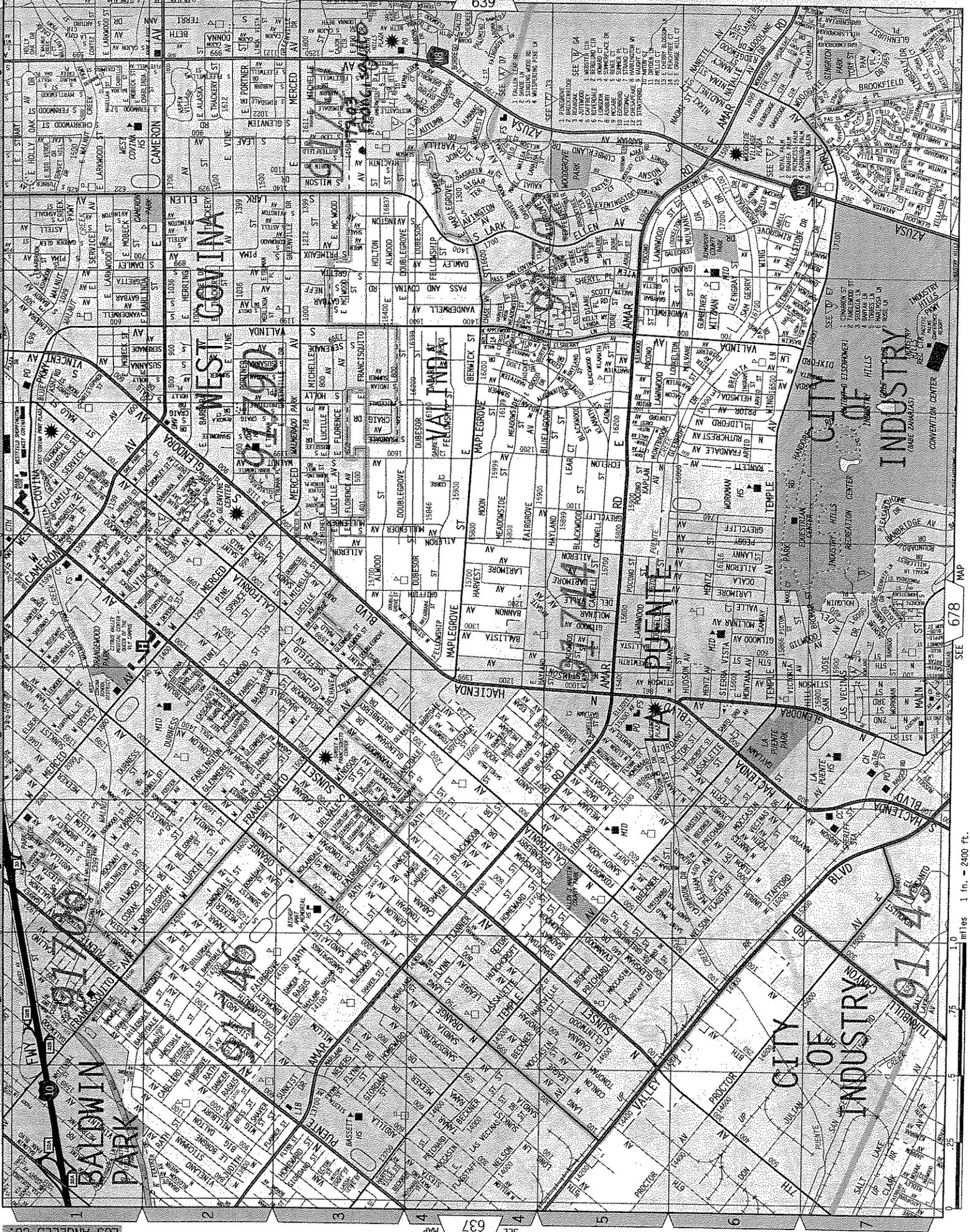
SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

- Engineer
- Road
- Flood
- Forester & Fire Warden
- Parks & Rec.
- Health
- Planning

ISSUES AND ANALYSIS

NOTE: The City of West Covina borders this property on the north and south. Within the City of West Covina zoning is single family to the north and multi-family, 15 du/ac to the south, though two schools are immediately to the south across Francisquito Avenue.

Francisquito Avenue is entirely within the City of West Covina so distance to its centerline is not counted in the gross area of this property.



**TENTATIVE PARCEL MAP NO. 062898
STAFF ANALYSIS
FOR SEPTEMBER 25, 2007 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicants, Walter & Patricia Hong, propose the creation of one multi-family lot with four detached condominiums on approximately 0.69 gross acres. The proposal requires approval of Tentative Parcel Map No. 062898 ("PM 062898") for the subdivision.

The subject property is located at 17203 Francisquito Avenue in Valinda within the Puente Zoned District. The project is proposing 133 cubic yards of cut and 50 cubic yards of fill grading.

A Class 15 Categorical Exemption has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located at 17203 Francisquito Avenue in the Puente Zoned District in the unincorporated community of Valinda.

Physical Features: The subject property is approximately 0.69 gross acres in size and comprised of one lot. The property is rectangular in shape with level terrain.

Access: The property has access from Francisquito Avenue, a 60 foot-wide improved street. This street is entirely within the City of West Covina. Internal access is provided by a private driveway and firelane 30 feet wide.

Services: Domestic water service will be provided by Suburban Water Systems. Domestic sewer service will be provided by the Los Angeles County Sanitation District. The project is within the boundaries of the West Covina School District.

ENTITLEMENTS REQUESTED

Tentative Parcel Map: The applicant requests approval of PM 062898 to create one multi-family lot with four detached condominium units on approximately 0.69 gross acres.

EXISTING ZONING

Subject Property: The subject property is zoned R-1-7,500 (Single Family Residential—7,500 Square Feet Minimum Required Lot Area)

Surrounding Properties: Surrounding zoning is also R-1-7,500 to the east and west; the city of West Covina is to the north and south. Within the City of West Covina zoning is single family to the north and multi-family, 15 du/ac to the south, though two schools are immediately to the south across Francisquito Avenue.

EXISTING LAND USES

Subject Property: The subject property consists of one lot improved with one single family residence, a garage, a storage building, and stables which will all be demolished.

Surrounding Properties: Surrounding uses are single family residences, one duplex, and two schools. The City of West Covina is located on the north and south boundaries of the subject property.

PREVIOUS CASE/ZONING HISTORY

The current R-1 zone was created on in 1927 following the adoption of Ordinance Number 1494. There are no previous cases listed under the APN for this address, 8490 021 011.

PROJECT DESCRIPTION

PM 062898 and exhibit map dated March 29, 2007, depict a residential development of one multifamily lot with four detached condominiums on approximately 0.69 gross acres. The project site is improved with one single family residence and a garage that will both be demolished. The units are separated by approximately 26 feet and six guest parking spaces are provided. The proposed development will be served by Francisquito Avenue to the south. The net and gross lot sizes are the same--30,024 square feet (0.69 acres). Francisquito Avenue is entirely within the City of West Covina and so distance from the front property line to the centerline of this street is not counted in the gross area of the subject property.

The project's main access is Francisquito Avenue, a 60-foot-wide improved street. This street is entirely within the City of West Covina. Internal access is provided by a private driveway and firelane 30 feet wide with a Fire Department turnaround between Buildings 3 and 4.

The project is proposing 133 cubic yards of cut and 50 cubic yards of fill grading.

Proposed street improvements include street lights along the property frontage on Francisquito Avenue and street trees. These improvements must be constructed to the satisfaction of the City of West Covina and require a construction/encroachment permit from that city. Additional street trees are recommended. Additional sidewalk pop-out is also required along property frontage on Francisquito Avenue in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements. New utilities less than 50 KV are to be underground.

No trail easements are proposed for this subdivision.

GENERAL PLAN CONSISTENCY

The subject property is consistent with the Los Angeles Countywide General Plan ("General Plan") and depicted within the Low Density Residential category on the Land Use Policy Map. This category of the General Plan identifies areas particularly suitable for single-family detached housing units and is intended to maintain the character of existing low density residential neighborhoods with densities up to six dwelling units per gross acre. The applicant's proposal to create four dwelling units on 0.69 acres yields a density of five dwelling units per acre, which is consistent with the maximum of six dwelling units allowed under the land use category.

Additional applicable General Plan policies and goals include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.

Housing and Community Development

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

The following goals of the Land Use Element apply to the proposed subdivision:

- **Coordination with Public Services:** To provide for land use arrangements that take full advantage of existing public service and facility capacities.
- **Quality Neighborhoods:** To maintain and enhance the quality of existing residential neighborhoods.
- **Coordination with Transportation:** To coordinate land use with existing and proposed transportation networks.

ENVIRONMENTAL DOCUMENTATION

A Class 15 Categorical Exemption has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Under a Class 15 Categorical Exemption, division of property in urbanized areas zoned for residential use into four or fewer parcels are exempt from provisions of CEQA.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map and exhibit map dated March 29, 2007, and recommends the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On August 22, 2007, approximately 480 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in the San Gabriel Valley Tribune and La Opinion on August 24 and 25, 2007, respectively. Project materials, including tentative parcel map, exhibit map, land use map and recommended conditions were sent to the Sunkist Library, 840 North Puente Avenue, La Puente, on August 22, 2007. A public hearing notice was posted on the subject property fronting Francisquito Avenue on August 24, 2007. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At the time of writing, one letter has been received from the public opposing this project.

STAFF EVALUATION

The subject property is currently depicted within the Low Density Residential land use category of the General Plan. Based on the acreage shown on the tentative parcel map submitted, the subject property yields a maximum of four dwelling units. The project proposes four dwelling units, with a density of 5 dwelling units per acre ("du/ac"), which is consistent with the density of six du/ac allowed by General Plan Category 1.

The grading amount of 133 cubic yards cut and 50 cubic yards fill is considered part of the project design, and does not require a separate entitlement.

Staff recommends the subdivider or the current owner plant at least one tree within the front yard of the lot. An additional two trees are required within the lot. The location and the species of the trees may be incorporated into a site plan or landscape plan to be approved by the Director of Regional Planning.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer close the public hearing and approve Tentative Parcel Map No. 062898 and exhibit map dated March 29, 2007, subject to the attached conditions.

Attachments:

- Factual
- Draft Findings
- Draft Conditions
- Tentative Parcel Map No. 062898 and exhibit map, dated March 29, 2007
- Land Use Map
- GIS-NET Map
- Photographs

SMT:DCK:dck
9/12/07

**DRAFT
FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
FOR TENTATIVE PARCEL MAP NO. 062898**

1. The Hearing Officer of Los Angeles County conducted a duly noticed public hearing in the matter of Tentative Parcel Map No. 062898 on September 25, 2007.
2. Tentative Parcel Map No. 062898 is a proposal to create one (1) multifamily lot with four detached condominium units on the subject property.
3. The subject site is located at 17203 Francisquito Avenue, Valinda, in the Puente Zoned District.
4. The rectangular shaped property is 0.69 gross acres in size with level topography. The site is developed with one single family residence and a garage that will both be demolished.
5. Access to the proposed development will be provided from the south Francisquito Avenue, a 60 foot wide public street. This street is entirely within the City of West Covina. Internal access is provided by a private driveway and firelane 30 feet wide.
6. The project site is currently zoned R-1-7500 (Single Family Residential—7,500 Square Foot Minimum Required Lot Area). Surrounding zoning is R-1-7,500 to the east, and west. The City of West Covina is to the north and south.
7. Surrounding uses are single family residences, one duplex, and two schools.
8. The proposed project is consistent with the R-1-7,500 zoning classification. Pursuant to Section 22.20.070 of the Los Angeles County Code ("County Code") single-family residences are permitted in the R-1-7,500 zone.
9. One item of correspondence has been received at this time. This letter from a neighbor opposes a condominium on this site based on parking and traffic concerns
10. There has been no comment or testimony at the public hearing at this time.
11. The Hearing Officer finds the proposed project and the provisions for its design and improvement are consistent with the goals and policies of the Los Angeles Countywide General Plan. The project provides single family housing, increases the supply of housing, and promotes the efficient use of land through a more concentrated pattern of urban development.

12. The property is depicted within the Low Density Residential land use category (one to six dwelling units per gross acre) of the General Land Use Policy Map. This land use designation would allow a maximum of five dwelling units on the site. The applicant has proposed four dwelling units, which is consistent with the maximum allowed density.
13. The proposed development is compatible with surrounding land use patterns. Residential development surrounds the subject property to the east, west and north, with two schools to the south.
14. The site is physically suitable for the type of development and density being proposed, since the property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
15. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
16. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
17. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
18. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements
19. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

20. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
21. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the Countywide General Plan.
22. A Class 15 Categorical Exemption has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 062898 is approved subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 062898 (Rev.)

Page 1/3

TENTATIVE MAP DATED 03-29-2007

EXHIBIT MAP DATED 03-29-2007

The following reports consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Place standard condominium notes on the final map to the satisfaction of Public Works.
8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
11. Quitclaim or relocate easements running through proposed structures.
12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

15. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by ^{+HW} Henry Wong

Phone (626) 458-4915

Date 05-10-2007



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 062898

TENTATIVE MAP DATED 03/29/07

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

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GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
2. Comply with the requirements of the drainage concept plan which was conceptually approved on 03/07/2006 to the satisfaction of Public Works.

Name Ernesto Rivera NS. Date 05/08/07 Phone (626) 458-4921
ERNESTO J RIVERA

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 S. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

PROJECT MAP NO. 62898
SUBDIVIDER Hong
ENGINEER Tritech
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 3-29-07 (REVISION)
~~03-15-06~~ and Exhibit, 1st Revision
LOCATION La Puente
REPORT DATE _____
REPORT DATE _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated, or delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- The Soils Engineering review dated _____ is attached.

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- Groundwater is less than 10 feet from the ground surface on lots _____
- The Soils Engineering review dated ~~4-25-06~~ 5/10/07 is attached.

Prepared by Robert O. Thomas Reviewed by [Signature] Date 05-17-06

5/10/07
[Signature]

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 2
Job Number LX001129
Sheet 1 of 1

Preliminary Map (Parcel) 62898

Location Francisquito Avenue, La Puente
Developer/Owner Hong
Engineer/Architect Tritech
Soils Engineer -----
Geologist -----

DISTRIBUTION:

Grading/ Drainage
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Preliminary Map (Parcel) and Exhibit Dated By Regional Planning 3/29/07
Previous review sheet dated 3/15/06
5/19/06

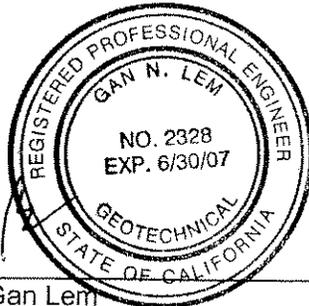
ACTION:

Preliminary Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://dpw.co.la.ca.us/gmed/manual.pdf>.

- At the grading plan review stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by _____

Gan Lem

Date

5/10/07
4/25/06

NOTE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

Gan:parcel-62898x

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Construct road improvements (including street trees and street lights) along the property frontage on Francisquito Avenue to the satisfaction of the City of West Covina.
2. Remove or relocate any existing block walls that are located within the road right of way on Francisquito Avenue to outside of the right of way to the satisfaction of the City of West Covina.
3. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
4. Obtain a construction/encroachment permit for any improvements/works constructed on Francisquito Avenue to the satisfaction of the City of West Covina.

HW

Prepared by John Chin
pm62898r-rev2.doc

Phone (626) 458-4915

Date 05-08-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to serve each building in the land division.
2. A sewer area study for the proposed subdivision (PC11968AS, dated 01-22-2007) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
4. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
5. Obtain approval from the City of West Covina for the discharge of sewer entering into the City sewer system.

HW

Prepared by Imelda Ng
Pm62898s-rev2.doc

Phone (626) 458-4921

Date 05-10-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Obtain a construction/encroachment permit for any improvements/works constructed on Francisquito Avenue to the satisfaction of the City of West Covina.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

RP - Donald

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: P.M. 62898 Map Date March 29, 2007 - EX.A

C.U.P. _____ Map Grid 0271C

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit Map is adequate.

By Inspector: Juan C. Padilla JW Date May 10, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783

CLEARED FOR PUBLIC HEARING



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 62898 Tentative Map Date March 29, 2007 - EX.A

Revised Report YES

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is ___ gallons per minute at 20 psi for a duration of ___ hours, over and above maximum daily domestic demand. ___ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is ___ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ___ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install ___ public fire hydrant(s). Verify / Upgrade existing ___ public fire hydrant(s).
Install ___ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 - Location: As per map on file with the office.
 - Other location: ___
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per Suburban Water Systems, existing fire hydrant meets current fire flow requirements.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date May 10, 2007



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map # 62898	DRP Map Date: 03/29/2007	SCM Date: / /	Report Date: 05/09/2007
Park Planning Area # 13	VALINDA / SAN JOSE		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.04
IN-LIEU FEES:	\$8,531

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$8,531 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 4 detached residential condominium units, with credit for 1 existing house to be removed, net density increase of 3 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Developer Obligations/Land Acquisitions



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **62898** DRP Map Date: **03/29/2007** SMC Date: / / Report Date: **05/09/2007**
 Park Planning Area # **13** **VALINDA / SAN JOSE** Map Type: **REV. (REV RECD)**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Goal x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.82	0.0030	3	0.04
M.F. < 5 Units	5.21	0.0030	0	0.00
M.F. >= 5 Units	3.68	0.0030	0	0.00
Mobile Units	3.24	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.04

Park Planning Area = 13 VALINDA / SAN JOSE

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.04	\$213,280	\$8,531

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.04	0.00	0.00	0.04	\$213,280	\$8,531



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

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May 9, 2007

RFS No. 07-0009404

Parcel Map No. 062898

Vicinity: Valinda

Parcel Map Date: March 29, 2007 (2nd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 062898** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Suburban Water Systems**, a public water system, which guarantees water connection and service to all parcels. The "will serve" letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Land Use Program

August 27, 2007



AUG 28 2007



To Whom it may Concern:

We have been a resident of West Covina for 43 years. We are opposed of building condominium units in our area because of for one thing Traffic and also parking. We already have condos @ the corner and two schools parking is already a problem.

Thank You

Amo Drey

James R. Drey

Direct
12405. Alexander Rd
West Covina, Ca, 91791

62598



Department of Regional Planning
Attn: Ronald Kress
Hall of Records
320 West Temple Street
Los Angeles, California 90012

5001253208 0004



September 24, 2007

Attention: Donald Kress
Los Angeles County Department of Regional Planning
FAX: 213-626-0434

I am a concerned property owner on the 1500 block on McWood St., West Covina. I among other concerned owners oppose this project. I feel the project facing the Francisquito side should be limited to replacing the home or 2 homes limited to the space available.

The proposed detached condominium units would totally overcrowd our living conditions. This project will also cram in more people and destroy our privacy. This project sounds more like a real state profit opportunity vs. maintaining the city of West Covina.

This project will totally ruin my property. This will directly destroy the view of my back yard. In addition I would like to let all interested parties know that during the demolition, I also dealt with infected rats, dirt, and noisy power tools.

I am so grateful for the opportunity to be able to voice my concerns. This has been a real stressful situation. Please reconsider and put our healthy living environment first.

Sincerely,

Esther Orosco Briggs
1518 E. McWood St
West Covina, CA 91791
HM (626) 917-7182

Department of Regional Planning
Attention: Donald Kress
320 West Temple Street
Los Angeles, CA 90012

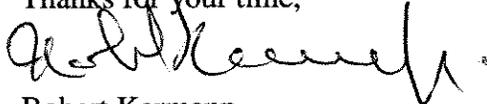
RECEIVED
SEP 06 2007

This letter is in regards to the proposed land division, tentative parcel map #062898. The address of this property is 17203 Francisquito Ave., the Puente Zones District. I will not be able to make the public hearing on Sept. 25, 2007 so I am writing to you instead.

I strongly oppose the subdivision of this property for the use of four condominium units. This will affect the value of my single family home in the adjacent neighborhood. My sons are police officers who tell me the problems they have with lower value units in neighborhoods like mine. We don't need the extra traffic, decrease home values or the potential crime it may bring. If this is approved, I would insist on quite a decrease in my current property taxes to compensate for the extra headache this project will bring to my neighborhood.

Any further questions or comments can be addressed to me by phone, e-mail or regular mail.

Thanks for your time,



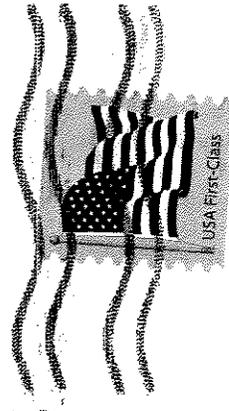
Robert Karmann
1259 S. Robin Road
West Covina, CA 91791

E-mail: bmann34@hotmail.com

Phone: 626.917.2124

CITY OF INDUSTRY
CA 917

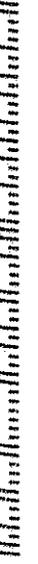
PASADENA CA
05 SEP 2007 PM 6 L



ROBERT KARIMANN
1259 S. ROBIN ROAD
WEST COVINA, CA 91791

Dept. of Regional Planning
ATTN: Donald Kress
320 West Temple St.
L.A., CA 90012

90012+3208



62898